

Library Bond Act Grant Applications - Cycle 1

Office of Library Construction Findings

<i>Project Name [Number]</i>	San Diego Main Library 1049	<i>Current Square Footage</i>	144,000
<i>Applicant</i>	San Diego, City of	<i>Project Square Footage</i>	424,920
<i>Operating Library Jurisdiction</i>	San Diego Public Library	<i>Service Area Population:</i>	1,223,400
<i>Project Type</i>	New Library		
<i>Project Priority</i>	1st	<i>Anticipated Construction Start Date:</i>	9/1/2004
<i>Joint Use Type</i>	Joint Venture		
<i>Multipurpose?</i>	YES	<i>Total Library Project Amount</i>	\$129,915,000
<i>Leased Site:</i>	NO	<i>State Grant Amount</i>	\$20,000,000

Bond Act Factors [California Code of Regulations Title 5, Section 19998 (a)]

	Rated	Other
<i>Needs of urban and rural areas:</i>		[see map]
<i>Population growth:</i>		87%
<i>Financial capacity of applicant to open and maintain operation of the library (new libraries only):</i>		Yes
<i>Age and condition of existing library:</i>	Poor Condition (= Very Good)	
<i>Inadequacy of the existing library in meeting needs of residents and the response of proposed project to meeting the needs:</i>	Very Good	
<i>Plan of Service integrates appropriate electronic technology:</i>	Very Good	
<i>Appropriateness of proposed site for the proposed project:</i>	Very Good	
Overall Rating:		Very Good

Summary of Review Panel Comments

Population Growth 86.9%

Age and Condition The library was built in 1954 and has not been renovated. Major deficiencies of the existing library: non-compliance with ADA codes; inadequate electrical and telecommunications capacity; presence of lead paint and asbestos containing materials, which is also a detriment to renovation; inadequate HVAC; inefficient energy use; inadequate acoustical control; inadequate space for all services and functions; and lack of availability of parking for clientele or staff.

Needs of residents/response of proposed project to needs The needs assessment was thorough and included a variety of methods for the residents to provide input, including numerous public workshops and meetings and focus groups. Analysis of the demographic information was very thorough, leading to logical library service needs. The needs assessment process included analysis of the needs of K-12 students.

The plan of service: Service indicators are both quantitative and qualitative. Services are well documented, but are written somewhat generally. Services include a number of partnerships with community agencies. In addition to a homework center, family literacy center and career center with electronic resources, the planning documents include discussion of pursuing "technology meshing" with area school districts to maximize coordinated technology efforts.

Library Bond Act Grant Applications - Cycle 1

Office of Library Construction Findings

The building program implements all the services required by the plan of service. While the program includes groupings of services to be included on each of the nine floors, adjacencies are not included either in a separate table or diagram. Within each space description, adjacencies are described narratively, but are difficult to locate. Descriptions for the 6th and 7th floors are missing, without explanation. These appear to be the floors that will be leased as office spaces until they are needed by the library, but this is not addressed in the building program.

Conceptual plans incorporate most of the requirements of the building program. Programmed square footage is not shown on the plan for comparison to the actual square footage. Areas of the building have been grouped differently on the conceptual plans from the building program, making verification of square footages difficult. For those areas that are grouped the same as the building program, square footages are consistent. Non-assignable and total square footages for each floor are not shown on the drawings.

Joint Use Agreement: Computer Center, Family Literacy Center, Homework Center, & Career Center The agreement does not represent a partnership between the two parties, but more closely resembles the types of library services that are provided by a public library in the course of providing library services for all user groups in the service area. Funding is mentioned only in that the city will be funding the operation of the library. While the number and levels of staffing for the library are included in the agreement, there is no indication of their roles in the joint venture services.

Plan of Service Integrates Appropriate Technology The planning documents consistently show an understanding of the role technology plays in providing library services, mentioning plans for "technology meshing" activities with the school districts. Specific technology uses include: technology-based programs for children and teens; Internet-based access to collections for schools, and school district Web portal to access school district resources; 400 public access workstations; capability to plug in laptop PCs throughout the building; wireless technology; "smart" cards; e-mail reference; and videoconferencing capability. The building program states that "The library must integrate computers into the very fabric of the patron's library experience."

Appropriateness of Proposed Site The project will be a multipurpose project because additional floors, that will be used in the future for library expansion, will be finished and leased as office space. The site is within the Centre City Community Plan and within the Sports/Entertainment District of the city. The site is centrally located, providing good access by automobile, foot, bicycle and public transit for current commercial and both current and planned downtown residential development. Three major freeways are within 5 minutes of the site, and the Bicycle Path Master Plan includes the site. The site is served by 11 bus routes, with 8 stops being located within 1/4 mile. Maximum parking demand is expected to be on weekends, with 460 spaces needed. The proposed project will provide only 256 spaces, but the applicant believes access to public transit mitigates the parking shortfall. The site is sized appropriately for the building needs, and additional floors that will be leased to others initially provide for library expansion.

Financial Capacity The applicant has committed to the on-going operation of the completed library.